011.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,158,400 / 1,158,400
					USE VALUE:	1,158,400 / 1,158,400
					ASSESSED:	1,158,400 / 1,158,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		LOMBARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OPIE STEPHEN--ETAL
Owner 2:	HEIM CHARLOTTE
Owner 3:	
Street 1:	44 LOMBARD TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3070 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5382.000	630,000	5,100	523,300	1,158,400
Total Card	0.124	630,000	5,100	523,300	1,158,400
Total Parcel	0.124	630,000	5,100	523,300	1,158,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.33 /Parcel: 377.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8912
GIS Ref:
GIS Ref:
Insp Date: 02/17/18

!1008!

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	630,000	5100	5,382.	523,300	1,158,400		Year end	12/23/2021
2021	104	FV	601,700	5100	5,382.	523,300	1,130,100		Year End Roll	12/10/2020
2020	104	FV	601,400	5100	5,382.	523,300	1,129,800	1,129,800	Year End Roll	12/18/2019
2019	104	FV	445,600	5100	5,382.	552,400	1,003,100	1,003,100	Year End Roll	1/3/2019
2018	104	FV	445,600	5100	5,382.	407,000	857,700	857,700	Year End Roll	12/20/2017
2017	104	FV	418,400	5100	5,382.	389,600	813,100	813,100	Year End Roll	1/3/2017
2016	104	FV	418,400	5100	5,382.	360,500	784,000	784,000	Year End	1/4/2016
2015	104	FV	373,700	5100	5,382.	302,400	681,200	681,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:21:39

LAST REV

Date	Time
03/05/18	10:55:02
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20414-526		3/1/1990		314,000	No	No	Y	

USER DEFINED

Prior Id # 1:	8912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2012	777	Re-Roof	10,000					
6/9/2006	448	Renovate	1,500	C				
5/10/1999	261	Manual	5,125	C				REPLACE WINDOWS
11/13/1995	650		5,000	C				RENOVATE BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
11/21/2008	Meas/Inspect	355	PATRIOT
11/1/2006	Permit Visit	BR	B Rossignol
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5382		Sq. Ft.	Site		0	90.	1.08	10									523,314						523,300	

Total AC/HA:	0.12355	Total SF/SM:	5382	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	523,314	Spl Credit		Total:	523,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99201953
Const Adj.:	1.01989794
Adj $ / SQ:	182.117
Other Features:	132038
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773935
Depreciation:	143952
Depreciated Total:	629983

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	FFL
1	8	3	M
Totals			
2	13	5	

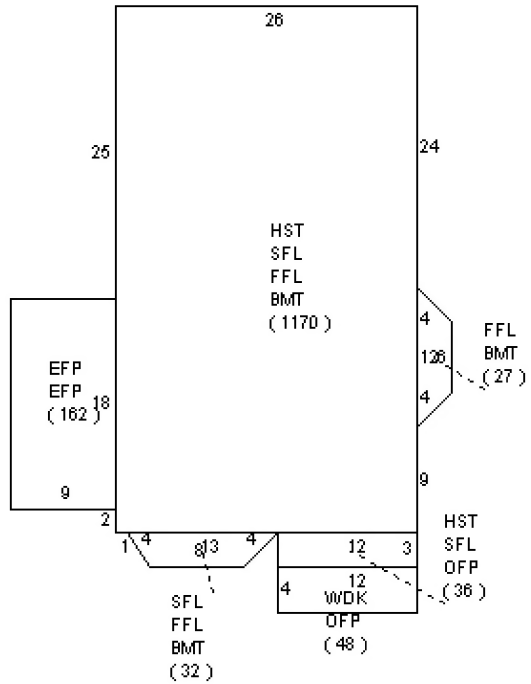
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.12
Special Features:	0	Val/Su Net:	132.49
Final Total:	630000	Val/Su SzAd	205.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,238	182.120	225,460
BMT	Basement	1,229	54.630	67,146
FFL	First Floor	1,229	182.120	223,821
HST	Half Story	603	182.120	109,816
EFP	Enclos Porch	324	36.340	11,773
OFP	Open Porch	84	36.860	3,096
WDK	Deck	48	16.320	783

	Net Sketched Area:	4,755		Total:	641,895
Size Ad	3070	Gross Area	5358	FinArea	3070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100